

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

\* Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672  
(662) 892-6536

**WARRANTY DEED**

Grantor(s): Leonard W Gustafson  
Address: 99 Red Acres Place  
Memphis, TN 38111  
Phone: 901-262-7189(Home) N/A(Work, if any)

Grantee(s): Zachary C Tibbett  
Address: 2280 Thousand Oaks Dr  
Hernando, MS 38632  
Phone: 901-831-4113 (Home) 901-795-2400 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **LEONARD W GUSTAFSON**, do hereby sell, convey and warrant unto **ZACHARY C TIBBETT**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 7, Oak Crest Subdivision, in Section 16, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 33, Pages 34-35, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

WITNESS MY SIGNATURE this 9th day of September, 2011.

*Leonard W Gustafson*  
*by Barbara G May ATF*  
 Leonard W Gustafson  
 By: Barbara G May, Attorney-In-Fact

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of September, 2011, within my jurisdiction, the within named Barbara G May, who acknowledged that she is the Attorney In Fact for Leonard W Gustafson, and that for and on behalf of the said Leonard W Gustafson and as his act and deed, she executed the above and foregoing instrument, after first having been duly authorized so to do.

(S E A L)

*[Signature]*  
 NOTARY PUBLIC

My Commission expires:



FILE #: S18668